

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Tom Rea.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                | APPLICATION SITE                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 25/00849/FP              | Installation of no.6 external air conditioning condensers to west elevation, replace existing north elevation louvre, replace existing timber cladding with cement board and installation of west elevation grille for WC extract. | Kingdom Hall Of Jehovahs Witnesses<br>Grove Road<br>Hitchin<br>Hertfordshire<br>SG5 1SQ |

### **Submitted Plan Nos**

Location Plan Block Plan HIT-P-010-P1 HIT-P-020-P1 HIT-P-021-P1 HIT-P-040-P1 HIT-P-050-P1 HIT-P-100-P1 HIT-P-200-P1 HIT-P-201-P1 HIT-P-400-P1 HIT-P-500-P1

### **1.0 Policies**

|        |                                |
|--------|--------------------------------|
| D1     | Sustainable design             |
| D3     | Protecting living conditions   |
| D4     | Air quality                    |
| NE7    | Reducing flood risk            |
| SECN12 | Achieving well-designed places |

2.0 **Site History**  
2.1 None relevant

3.0 **Representations**

3.1 Site Notice/ Adjacent occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Existing Jehovahs witness hall located on the south west side of Grove Road. The building is single storey and constructed in red brick with a pantiled roof. The upper gable ends have timber cladding. The building backs onto Ransoms Recreation Ground. There are residential properties opposite in Grove Road.

4.2 **Proposal**

4.2.1 Installation of no.6 external air conditioning condensers to west elevation, replace existing north elevation louvre, replace existing timber cladding with cement board and installation of west elevation grille for WC extract.

4.3 **Key Issues**

#### 4.3.1 Design and impact on the character of the area

- 4.3.2 The proposed air conditioning units would be sited on the Grove Road facing elevation at a low level (maximum height between 300mm and 1.5m above ground level). The units would project only 500mm from the face of the building located between two brick piers which project 200mm. The units would be rectangular and in grey casing. The A/C units would be screened by a post and wire fence and hedgerow which is around 2 metres in height running along the full length of the Grove Road frontage of the site save the access point. As such the units which are within 1.6m of the fence line will not be readily visible from outside of the site or visible from the main entrance area and car park to the building which is located on the south east elevation.

The proposed new cladding to the gable ends and new louvre and grill are minor alterations to the building that will have no material impact on the character or appearance of the area .

#### 4.3.3 Impact on neighbouring property

- 4.3.4 There are no immediately adjoining neighbours. The proposed A/C units will emit a maximum of 70 dbA which is equivalent to a domestic washing machine / Hoover and in this location sited behind a hedge along a busy road and some distance from any nearby residential properties will not be likely to have any impact on nearby neighbours amenity.

#### 4.3.5 Flood impact

- 4.3.6 The front of the site is within Flood Zone 1 and there will be no risk to flooding arising from the siting of the A/C units

#### 4.3.7 Climate change and BNG

- 4.3.8 The proposals are exempt from the BNG net gain legislation due to less than 25 sqm of priority habitat being affected. The small scale of the proposals means that there will be no significant impact on local climate change.

### 4.4 **Conclusion**

The scope of works is minor in nature and will not impact on biodiversity; will not increase flood risk; and due to the proximity of installation of AC units, will not adversely affect neighbours or users of the adjacent recreation ground.

The proposals are acceptable in planning terms.

### 4.5 **Alternative Options**

- 4.5.1 None applicable

### 5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### **Proactive Statement:**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

|                                                                                                                             |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 20 May 2025</p>                                                                  |                                                                                                                                                 |